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## **CHAPTER 1183**

### **OFF-STREET PARKING AND LOADING**

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#### **1183.01      GENERAL REQUIREMENTS.**

**Chapter 1183** inclusive, shall apply to all Districts. Except as provided in **Section 1183.13**, no building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Ordinance.

- (a) The provisions of this Chapter, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this Ordinance.
- (b) Whenever a building or structure constructed after the effective date of this Zoning Code (Ordinance 2305, passed December 21, 1965) is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change.
- (c) Whenever a building or structure existing prior to the effective date of this Zoning Code (Ordinance 2305, passed December 21, 1965) is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, number of employees, number of housing units, seating capacity, or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

#### **1183.02      OFF-STREET LOADING SPACE REQUIREMENTS AND DIMENSIONS.**

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel or any other use similarly involving the receipt or distribution of materials or merchandise by vehicle, shall provide and maintain on the same premises, off-street loading space(s) in accordance with the following requirements:

- (a) One (1) off-street loading space shall be provided and maintained on the same premises in the C-1, C-2, M-1, M-1-a, and M-2 Districts for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to ten thousand square feet (10,000 s.f.) or fraction thereof, of floor area in the building.
- (b) One (1) off-street loading space shall be provided and maintained on the same premises in the C-3 District for more than 5,000 and up to 15,000 square feet of floor area in a building. One additional off-street loading space shall be provided for each additional 15,000 square feet or fraction thereof of gross floor area so used.

- (c) Each loading space shall not be less than ten feet (10') in width, forty feet (40') in length, exclusive of driveways, aisles, and other circulation areas, and a height of clearance of not less than fourteen feet (14').
- (d) Such loading space shall not be located in the required front yard of the lot on which it is located. However, the loading space shall have unrestricted ingress and egress to a public right-of-way.
- (e) No such space shall be closer than fifty feet (50') from any other lot located in any R District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted solid board fence not less than six feet (6') in height.
- (f) The surface of the loading space and its access drive shall be paved in accordance with **Section 1183.09(e)**.

### **1183.03 OFF-STREET PARKING SPACES.**

#### **(a) Dimensions.**

Parking spaces and driveway aisles shall have minimum dimensions as defined below:

|                  | PARKING SPACE |         | Width of Driveway Aisle |
|------------------|---------------|---------|-------------------------|
|                  | Width         | Length  |                         |
| 90 parking       | 9 feet        | 19 feet | 25 feet                 |
| 60 parking       | 10 feet       | 19 feet | 17 ½ feet               |
| 45 parking       | 12 feet       | 19 feet | 13 feet                 |
| Parallel parking | 9 feet        | 23 feet | 12 feet                 |

All dimensions for parking spaces shall be exclusive of driveways, aisles, and other circulation areas. Except in the case of dwellings, no parking area provided hereunder shall be less than six hundred square feet (600 s.f.) in area. The number of required off-street parking spaces is established in **Section 1183.08** of this Ordinance.

#### **(b) Access.**

- (1) There shall be adequate provision for ingress and egress. Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion.
- (2) Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly

visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street.

**(c) Width of Access Driveway.**

The entrances and exits of the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards:

- (1) For one-way traffic, the minimum width of fourteen feet (14') except for forty-five degree (45 ) parking, in which case the minimum width of the access road shall be eighteen feet (18').
- (2) Access roads for two-way traffic shall have a minimum width of twenty-four feet (24').
- (3) Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.

**1183.04 LOCATION OF PARKING SPACES AREAS.**

The following regulations shall govern the location of off-street parking spaces and areas:

- (a) All parking spaces for commercial, industrial, or institutional uses shall be located not more than seven hundred feet (700') from the principal use.
- (b) All parking spaces for apartments, dormitories, or similar residential uses shall be located not more than three hundred feet (300') from the principal use.

**1183.05 MIXED OCCUPANCIES AND USES NOT SPECIFIED.**

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately. In case a use is not specifically mentioned in **Section 1183.08**, the requirements for off-street parking facilities for a similar use shall apply.

**1183.06 JOINT USE.**

Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the Zoning Inspector shall be filed with the application for a Zoning Permit.

**1183.07 STRIPING.**

All parking areas with a capacity over ten (10) vehicles shall be striped.

**1183.08 PARKING SPACE REQUIREMENTS.**

In all districts (except the C-3 Central Business District) in connection with every use, there shall be provided at any time when any building, structure, or use is erected, developed, enlarged or increased in capacity, off-street parking spaces shall be required in accordance with the following:

| Type of Use                                                                     | Parking Spaces Required                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DWELLINGS</b>                                                                |                                                                                                                                                                                                                                               |
| Adult family homes; dwellings for multiple residents aged 60 or above.          | Refer to Section 1183.16.                                                                                                                                                                                                                     |
| Adult group homes                                                               | One (1) space for every employee on the largest working shift, plus one (1) for every five (5) clients or fraction thereof.                                                                                                                   |
| Bed and breakfast operations                                                    | One (1) space for every guest room plus two (2) for permanent residents.                                                                                                                                                                      |
| Rooming or boarding houses, dormitories, fraternity houses with sleeping rooms. | One (1) for every sleeping room or suite, two (2) for each resident family or one (1) for every employee.                                                                                                                                     |
| Condominiums, cooperatives, and zero lot-line homes.                            | Two (2) spaces for every unit.                                                                                                                                                                                                                |
| Dormitories                                                                     | A total number of spaces equal to 75 percent of the designed occupancy.                                                                                                                                                                       |
| Hotels or motels.                                                               | One (1) space for every sleeping room, plus one (1) space for every two (2) employees, plus one for every 400 sq. ft. of public meeting area and restaurant space..                                                                           |
| Nursing or convalescent homes.                                                  | One (1) space for every six (6) patient beds, plus one (1) space for every employee on the largest working shift, plus one (1) space for every staff member and visiting doctor.                                                              |
| Single-family or two-family dwellings.                                          | Two spaces for every dwelling unit                                                                                                                                                                                                            |
| Single- and multiple-family dwellings for persons aged 60 or above.             | One (1) space per dwelling unit.                                                                                                                                                                                                              |
| Two-family and multiple-family dwellings for three or more families             | 2.33 spaces per dwelling unit.                                                                                                                                                                                                                |
| <b>INSTITUTIONAL AND QUASI-INSTITUTIONAL</b>                                    |                                                                                                                                                                                                                                               |
| Adult day care facilities.                                                      | One (1) space for every staff member, plus one (1) for every facility vehicle, plus one (1) space for every eight (8) adults under care. One (1) off-street passenger loading place with adequate stacking area (as determined by the Board). |
| Business or commercial school.                                                  | One (1) space for every two (2) students.                                                                                                                                                                                                     |

| Type of Use                                                                                          | Parking Spaces Required                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Child day care centers and facilities.                                                               | One (1) space for every teacher, administrator, or other employee, and one (1) space for every five (5) students. Paved unobstructed pick-up space with adequate stacking area (as determined by the Board) shall be provided in addition to the standard driveway and parking requirements.                                                                                                           |
| Churches and other places of religious worship.                                                      | One (1) space for every four (4) seats in the principal place of worship. This requirement may be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge during the time of services to make up additional spaces required. |
| Funeral homes                                                                                        | One (1) space for every 50 square feet of floor area in the public rooms, plus one (1) space for every vehicle maintained on the premises, plus one (1) space for every employee.                                                                                                                                                                                                                      |
| Governmentally owned community building, museum, library or art gallery.                             | One (1) space for every 250 square feet of gross floor area, or one (1) space for every four (4) patrons to the maximum capacity, plus one (1) space for every employee on the largest shift.                                                                                                                                                                                                          |
| Hospitals, sanitarium.                                                                               | One (1) space for every two (2) beds, plus one (1) space for every doctor, plus one (1) space for every employee on the maximum working shift., plus one (1) space for every hospital vehicle.                                                                                                                                                                                                         |
| Institutions of higher learning and of a religious, educational, charitable or philanthropic nature. | One (1) space for every five (5) classroom seats, plus one (1) space for every three (3) seats in an auditorium, plus one (1) space for every vehicle owned/operated by the institution, and additional visitor parking equal to 25 percent of the above spaces.                                                                                                                                       |
| Public or private schools.                                                                           | One (1) space for every vehicle owned or operated by the school, plus three (3) spaces for every faculty member, plus one (1) space for every five (5) seats in the auditorium or gymnasium.                                                                                                                                                                                                           |
| <b>RECREATIONAL</b>                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                        |
| Country club or golf course                                                                          | Sixty (60) spaces for every nine (9) holes, plus one (1) space for every employee on the largest shift, plus five percent (5%) of spaces otherwise required for any accessory uses (e.g. bars, restaurants).                                                                                                                                                                                           |

| Type of Use                                                                                                                                               | Parking Spaces Required                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor commercial and noncommercial recreational facilities.                                                                                              | Three (3) spaces for every court (if applicable), 50 spaces for every playing field (if applicable), plus one (1) space for every three (3) seats of spectator seating, plus two (2) spaces for every three (3) employees on the maximum shift.         |
| Non-commercial equestrian stables and riding facilities.                                                                                                  | One (1) space for every two (2) stalls.                                                                                                                                                                                                                 |
| Outdoor commercial recreational facilities.                                                                                                               | Two (2) spaces for every acre.                                                                                                                                                                                                                          |
| <b>OFFICES</b>                                                                                                                                            |                                                                                                                                                                                                                                                         |
| Business and professional offices of financial, insurance, real estate, civic, educational, religious, and philanthropic establishments or organizations. | One (1) space for every 300 s.f. of gross floor area, 40 percent may be compact car spaces.                                                                                                                                                             |
| <b>COMMERCIAL</b>                                                                                                                                         |                                                                                                                                                                                                                                                         |
| Adult entertainment facility                                                                                                                              | One (1) space for every 200 square feet of net leasable area.                                                                                                                                                                                           |
| Automobile service stations which also provide repair                                                                                                     | One (1) space for every two (2) gasoline pumps and two (2) for each service bay.                                                                                                                                                                        |
| Billiard parlors, pool halls, bowling alleys, and similar establishments                                                                                  | One (1) space for every three (3) seats or one (1) for every 100 square feet of gross floor area.                                                                                                                                                       |
| Building materials, sales yard, and lumber yards.                                                                                                         | One (1) space for every 500 square feet of floor area, plus one (1) space for every company vehicle.                                                                                                                                                    |
| Car washing facilities.                                                                                                                                   | Four (4) spaces for every bay/stall, plus one (1) space for every employee for a self-service establishment, or one (1) space for every employee, plus sufficient area for ten (10) stacking spaces for every bay/stall for an automated establishment. |
| Commercial art, photographic, music, and dancing studios.                                                                                                 | One (1) space for every 400 square feet of leasable area.                                                                                                                                                                                               |
| Commercial printing businesses.                                                                                                                           | One space per two (2) employees; for customer parking, one space for every 500 square feet of floor area open to the public; but in all cases a minimum of two (2) customer parking spaces.                                                             |
| Convenience store.                                                                                                                                        | Five (5) spaces for every 1,000 square feet of gross floor area.                                                                                                                                                                                        |
| Dance halls.                                                                                                                                              | One (1) space for every 100 square feet of floor area, plus one (1) space for every employee.                                                                                                                                                           |

| Type of Use                                                                                                          | Parking Spaces Required                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dancing or music academy.                                                                                            | One (1) space for every 300 square feet of leasable area.                                                                                                                                                                                                 |
| General retail establishments.                                                                                       | One (1) space for every 200 square feet of floor area.                                                                                                                                                                                                    |
| Drive-in or drive-through restaurants.                                                                               | One (1) space for every employee on the largest shift, plus sufficient area for eight (8) stacking spaces for the first drive-in window and six (6) stacking spaces for each additional window.                                                           |
| Drive-in theaters.                                                                                                   | One (1) space for every 400 square feet of site area.                                                                                                                                                                                                     |
| Frozen food locker/butcher shop.                                                                                     | One (1) space for every 200 square feet. of leasable area.                                                                                                                                                                                                |
| Mini-storage facilities.                                                                                             | One (1) space for every 100 individual storage spaces. Two (2) spaces for the manager and one (1) parking space for every additional employee. A minimum of three (3) parking spaces shall be provided.                                                   |
| Personal service shops.                                                                                              | One (1) space for every 100 square feet of floor area.                                                                                                                                                                                                    |
| Plant nursery or greenhouse.                                                                                         | Two (2) spaces for every three (3) employees on the maximum shift, one (1) space for every vehicle customarily used in operation of the use or stored on the premises, plus five (5) spaces for every 1,000 square feet of gross floor area of salesroom. |
| Private clubs, fraternities, sororities or lodges.                                                                   | One (1) space for every three (3) residents or per four (4) fixed seats in the largest assembly room or area,                                                                                                                                             |
| Radio or television broadcasting station or studio.                                                                  | One (1) space for every two employees.                                                                                                                                                                                                                    |
| Restaurants without drive-in or drive-through facilities.                                                            | One (1) space for every three (3) seats, plus two (2) spaces for every three (3) employees on the maximum shift.                                                                                                                                          |
| Retail shops or stores such as grocery store, drug store, meat market, florist, deli, or notion or stationery store. | One (1) space for every 300 square feet of gross floor area.                                                                                                                                                                                              |
| Service industries such as laundry, cleaning or dyeing establishment or similar use.                                 | One (1) space for every 200 square feet of gross floor area used by the general public.                                                                                                                                                                   |
| Service station without convenience store.                                                                           | 1.5 spaces for every fuel nozzle, one (1) parking space for every 50 square feet of usable floor area in the cashier's and office areas. No less than three (3) parking spaces.                                                                           |

| Type of Use                                                                                                                                          | Parking Spaces Required                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service station and automobile repair garages (with or without convenience stores.                                                                   | One (1) space for every employee on the maximum shift, 1.5 spaces for each fuel nozzle, and one (1) space for every service bay (service bay is not a parking space).                                                               |
| Swimming pools (community or club)                                                                                                                   | One (1) space for every 200 square feet of pool surface area (not including wading pools or whirlpool baths), plus one (1) space for every 200 square feet of building area in accessory structures in excess of 1,000 square feet. |
| Taverns, nightclubs, and cafes.                                                                                                                      | One (1) space for every four (4) seats.                                                                                                                                                                                             |
| Theater.                                                                                                                                             | One (1) space for every three (3) seats, plus one (1) for every two (2) employees.                                                                                                                                                  |
| Veterinary clinic and animal hospital.                                                                                                               | One (1) space for every 500 square feet.                                                                                                                                                                                            |
| <b>INDUSTRIAL</b>                                                                                                                                    |                                                                                                                                                                                                                                     |
| All types of assembly, manufacturing or industrial establishments, including research or testing laboratories, warehouse, or similar establishments. | One (1) space for every two (2) employees on the largest shift for which the building is designed, plus space to accommodate all trucks and other vehicles used in connection therewith.                                            |
| Offices and equipment yards for general contractors and builders.                                                                                    | One (1) space for every 300 square feet of gross floor area.                                                                                                                                                                        |
| Cartage, express, parcel delivery, and freight terminals.                                                                                            | One (1) space for every two (2) employees on the largest shift for which the building is designed, and one (1) space for each motor vehicle maintained on the premises.                                                             |
| Wholesale establishments and warehouses.                                                                                                             | One (1) space for every two (2) employees on the largest shift for which the building is designed.                                                                                                                                  |

#### **1183.09 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS.**

Every lot hereafter developed as a parking area and also a motor vehicle or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

**(a) Screening and/or Landscaping.**

- (1) Whenever a parking area is located in or adjacent to a residential district or lot used for residential purposes, it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence, or planting screen. Such fence, wall, or planting screen shall not be less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition.

In the event that terrain or other natural features are such that the erection of such fence, wall, or planting screen will not serve the intended purpose,



then no such fence, wall, or planting screen and landscaping shall be required.

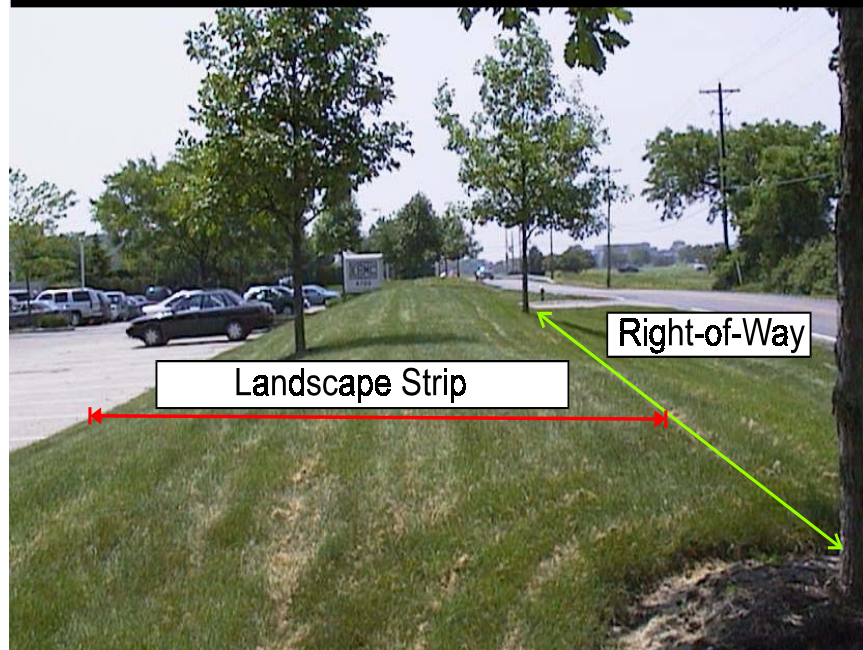
- (2) The space between such fence, wall, or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs, or evergreen ground cover and maintained in good condition.

**(b) Landscape Strip Required.**

Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading, and storage areas) that contain more than 100 vehicular parking spaces shall provide a landscape strip in the R-4AL, C-1, C-2, C-3, M-1, M-1-a, and M-2 Districts, and in any other districts where property is developed for the purpose other than single- and multi-family dwellings. A landscape strip is measured from the right-of-way, as illustrated in the following diagram.

- (1) This landscape strip shall be provided along the full width of the lot and shall be mounded in accordance with **Section 1183.09(b)(1)A.**, and unoccupied, except for landscape treatments such as trees, plantings, earth mounds, terraces, shrubs, permitted signs, and driveways (generally perpendicular to the right-of-way line).
  - A. Earth Mounding: The strip shall be mounded to block or screen the view of any adjacent off-street parking areas and shall be constructed with plant material to prevent erosion. Slopes on earth mounds shall be no greater than three to one (3:1) with a generally flat crest. Earth mounds shall also vary in height and alignment with random plant material placement.
- (2) Within this landscape strip, there shall be at least one (1) three-inch (3") caliper deciduous tree or small flowering trees with creative placement every fifty feet (50') of road frontage, along with random shrub plantings.
- (3) Earth mounds and decorative landscape treatment shall not block adequate safe distances at driveway locations and intersections (Refer to **Section 1181.05(b)**).
- (4) The width of the landscape strip shall be no less than thirty feet (30'). Corner lots shall have landscape strips of required width on both frontages.

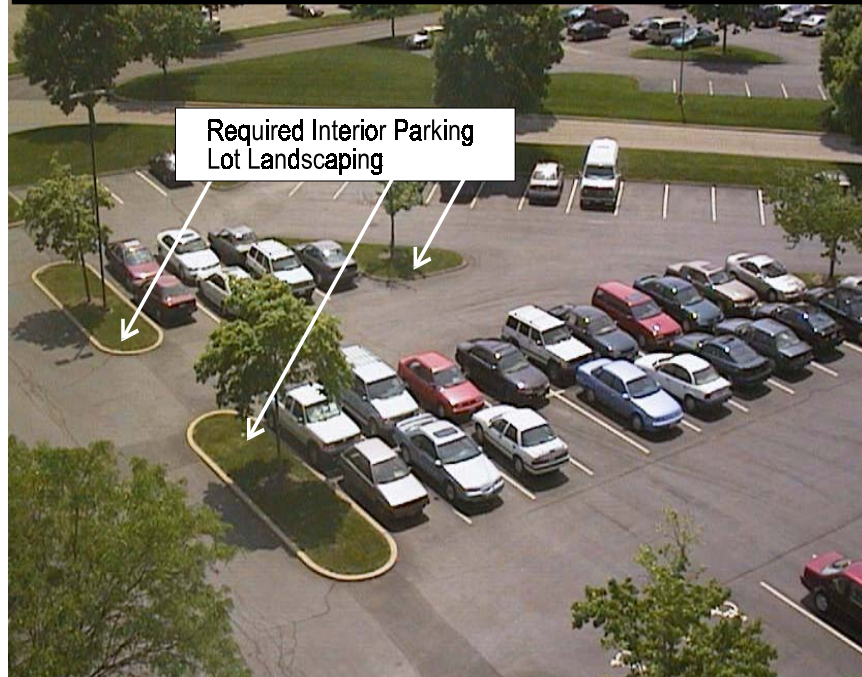
## REQUIRED LANDSCAPE STRIP EXAMPLE



### (c) Interior Parking Area Landscaping.

- (1) Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading, and storage areas) that contain more than 100 vehicular parking spaces shall provide interior landscaping in addition to any other required perimeter landscaping.
- (2) The amount of this interior parking landscaping shall not be less than five square feet (5 s.f.) of landscaped area for each one hundred square feet (100 s.f.) or fraction thereof, of off-street parking area.
- (3) Landscaped areas shall be dispersed throughout the parking area in peninsulas and islands, provided that each island or peninsula is not less than sixty-four square feet (64 s.f.) in size.
- (4) Landscaped islands or peninsulas shall be vegetated with grass or similar plant material not to exceed two feet (2') in height. For each three thousand square feet (3,000 s.f.) of open parking area, there shall be no less than one, three-inch (3") caliper deciduous tree placed in landscaped islands or peninsulas. Trees shall have a clear trunk of at least five feet (5') above the ground.

## REQUIRED INTERIOR LANDSCAPING EXAMPLE



**(d) Minimum Setbacks for Parking Areas.**

In no case shall any part of a parking area be closer than four feet (4') to any established street or alley right-of-way, or any side or rear lot line..

**(e) Surfacing.**

The required number of parking and loading spaces as set forth in **Sections 1183.02 and 1183.08**, and together with driveways, aisles, and other circulation areas, shall be surfaced with a concrete or bituminous concrete or of compacted gravel or crushed stone properly sealed and surface treated as approved by the City Engineer so as to provide a durable and dust-free surface.

**(f) Drainage.**

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways. These areas shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.

**(g) Lighting.**

Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. A cut-off type luminaire shall be used to illuminate a parking lot and shall be so arranged as to reflect the light away from the adjoining property in the district. When located adjacent to business uses, the

light source shall not be visible at a height greater than five feet (5') above ground level. When located adjacent to residential uses, the light source shall not be visible at ground level or above.

**(h) Maintenance.**

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

**1183.10 GENERAL INTERPRETATIONS.**

In the interpretation of this Chapter, the following rules shall govern:

- (a) Floor area means the gross floor area of the specified use.
- (b) Parking spaces for other permitted or conditional uses not listed in this Chapter shall be determined by the Zoning Board of Appeals upon an appeal from a decision by the Zoning Inspector.
- (c) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- (d) Fractional numbers shall be increased to the next whole number.
- (e) Where there is an adequate public transit system or where, for any other reason, parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board, upon an appeal from a decision of the Zoning Inspector.
- (f) Places of public assembly; benches. In places of public assembly in which patrons or spectators occupy benches, pews, or other such seating facilities, each twenty inches (20") of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities.

**1183.11 MODIFICATIONS.**

The Zoning Board of Appeals may authorize an appeal, modification, reduction, or waiver of the foregoing requirements if it should find, that in the particular case appealed, the peculiar nature of the residential, business, trade, industrial or other use, or the exceptional shape or size of the property or other exceptional situation or condition would justify such action.

**1183.12 CENTRAL BUSINESS DISTRICT EXEMPT.**

The parking and loading space requirements of **Section 1183.02** and **1183.08** shall not apply to the C-3 Central Business District as shown on the Official Zoning Map, provided that parking and loading facilities, if voluntarily established, shall comply with **Section 1183.09** and the following:

- (a) Subject to limitations in **Section 1183.013.(b)**, such space may occupy all or part of any required yard.
- (b) No such space shall be closer than fifty feet (50') from any other lot located in any R District, unless wholly within a completely enclosed building or unless enclosed

on all sides by a wall or uniformly painted solid board fence not less than six feet (6') in height.

**1183.13 OFF-STREET STORAGE AREAS FOR DRIVE-IN OR DRIVE-THROUGH SERVICES.**

Establishments which, by their nature, create lines of customers waiting to be served within automobiles shall provide off-street storage areas in accordance with the following requirements:

- (a) Photo pickups, restaurants, drive-through beverage docks, and other similar commercial establishments that can normally serve customers in three (3) minutes or less shall provide no less than five (5) storage spaces per window. Drive-in restaurants and other similar uses which require an additional stopping point for ordering, shall provide a minimum of three (3) additional storage spaces for each such stopping point.
- (b) Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) storage spaces per window.
- (c) Self-serve automobile washing facilities shall provide no fewer than three (3) storage spaces per stall. All other automobile washing facilities shall provide a minimum of six (6) storage spaces per entrance.
- (d) Motor vehicle service stations shall provide no fewer than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be closer than fifteen feet (15') to any street right-of-way.

**1183.14 HANDICAPPED PARKING.**

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located designated spaces provided in accordance with the **Americans with Disability Act, Fair Housing Amendments Act, Uniform Federal Access Standards and the Minimum Guidelines and Regulations for Access Design.**

**1183.15 ELDERLY HOUSING PARKING.**

- (a) Each parking space provided for in an elderly housing facility shall at a minimum measure nine feet (9') in width and twenty feet (20') in length, with aisles measuring twenty-one feet (21') in width.
- (b) There shall be provided one (1) such parking space per dwelling unit and per regular shift employee.
- (c) Should additional parking spaces be deemed necessary, the Board of Zoning Appeals subsequently may approve a parking plan for an elderly housing facility which provides three (3) such parking spaces for every four (4) dwelling units, and one (1) per regular shift employee if the site plan includes a set-aside of landscaped area which is not part of any open-space requirement, and which is accessible to egress/ingress for parking purposes.

**1183.16        PARKING OF COMMERCIAL VEHICLES AND TRAILERS IN RESIDENTIAL DISTRICTS.**

See **Section 1185.03.**